

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
2009 Cash in Lieu of Credits - TCAP Funds
July 8, 2009

Project Number CA-2009-521

Project Name Maya Town Homes
Site Address: 12005 South Broadway
Los Angeles, CA 90061 **County:** Los Angeles
Census Tract: 2414.00

Applicant Information

Applicant: Maya Town Homes, L.P.
Sponsor: Abhay Gokani
Address: 5846 Carlton Way, Suite A
Los Angeles, CA 90028
Phone: 323-465-6611 **Fax:** 323-465-6612
Email: abhay@sbcglobal.net

General Partners(s)Type: Joint Venture

The general partners or principal owners are Leela Enterprises, Inc., a California Corporation and Central Valley Coalition for Affordable Housing, a California Non-Profit Public Benefit Corporation.

Information

Housing Type: Large Family
Geographic Area: Los Angeles County
Proposed Average Affordability: 50.00%

Project Information

Construction Type: New Construction
Total # of Units: 21
Total # Residential Buildings: 1

Davis-Bacon or NEPA Required: Yes

State Prevailing Wages Required: No

2008 TCAC Project Number: CA-2008-133

Original 2008 Federal Tax Credits Allocated: \$488,618

2008 Federal Tax Credits Retained: \$100

2008 Federal Tax Credits Exchanged/Returned: \$488,518

Applicable Fraction: X .85

Cash Award Recommended: \$4,152,403

Approved 2008 TCAC Proposed Rent and Income Levels

<u>Unit Type & Number</u>	<u>% of Area Median Income</u>	<u>Proposed Rent</u> (including utilities)
1 3-Bedroom Units	30%	\$591
1 3-Bedroom Units	40%	\$788
5 3-Bedroom Units	50%	\$985
3 3-Bedroom Units	60%	\$1,182
1 4-Bedroom Units	30%	\$659
1 4-Bedroom Units	40%	\$879
5 4-Bedroom Units	50%	\$1,098
3 4-Bedroom Units	60%	\$1,318
1 3-Bedroom Units	Manager's Unit	\$1,107

Project Financing

Estimated Total Project Cost: \$8,138,008 Per Unit Cost: \$387,524

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Wachovia Security	\$3,224,322	Permanent Loan	\$1,500,000
LAHD	\$1,849,050	LAHD	\$1,849,050
Deferred Developer Fee	\$941,721	Deferred Developer Fee	\$430,555
TCAC ARRA Funds	\$3,160,822	AHP	\$206,000
		Investor Equity	\$850
		TCAC ARRA Funds	\$4,152,403
		TOTAL	\$8,138,008

Income and Expense Statement for Year 1

Gross Residential Rents:	\$256,632
Miscellaneous Income:	\$5,776
Less Vacancy Rate: 5%	\$(13,120)
Total Effective Gross Income:	\$249,287
Less Total Expenses/Reserves:	\$113,399
Net Operation Income:	\$142,188
Debt Service:	\$118,164
Debt Service Ratio:	1.15 to 1

Annual operating expenses exceed the minimum operating expenses established in the Regulations, and the project pro forma shows a positive cash flow from year one. Staff analysis of project costs to determine reasonableness found all fees to be within TCAC's underwriting guidelines and TCAC limitations.

Standard Conditions

The Committee may make a Conditional Reservation of American Recovery and Reinvestment Act of 2009 (ARRA), Tax Credit Assistance Program (TCAP) funds for the project sponsor. This Conditional Reservation would not constitute a commitment of funds or site approval, and that such commitment of funds or approval may occur only upon satisfactory completion of environmental review and receipt by the California Tax Credit Allocation Committee of a release of funds from the U.S. Department of Housing and Urban Development under 24 CFR Part §58. The provision of any funds to the project is conditioned on TCAC's determination to proceed with, modify or cancel the project based on the results of a subsequent environmental review and further underwriting.

The project sponsor is prohibited from undertaking or committing any funds to physical or choice-limiting actions, including property acquisition, demolition, movement, rehabilitation, conversion, repair or construction prior to the environmental clearance. A violation of this provision may result in the denial of any funds.

In addition, each project ultimately awarded ARRA TCAP funds will have to comply with all federal requirements, such as Section 504, Davis-Bacon federal labor standards laws, anti-lobbying requirements, lead-based paint rules, and other federal laws.

All ARRA funded projects will be required to track and report on all jobs created or retained as a result of the funds.